



Harts Green, Battle, TN33

Guide Price £995,000

 4  2 1,491 sq ft





A unique 4 bedroom home with an additional self-contained three-bedroom/two bathroom annexe, ideal for multi-generational living or for holiday let use. The main house features a stylish kitchen, a bright dining area, and a Juliet balcony. Set on a generous plot with a double carport and garage







# Key Features

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- Dual living opportunity with a self-contained three-bedroom annexe – perfect for multi-generational living or holiday let use.
- Chain free
- Spacious, character-filled home with modern features
- Three double bedrooms, including a triple-aspect main bedroom
- Stylish kitchen with granite overlay and underfloor heating
- Bright dining area with doors leading to a terrace
- Juliet balcony off the main bedroom with stunning views
- Generous outdoor space with decking, lawned gardens, and double carport
- Exposed beams and oak doors throughout, adding charm and character
- Located in a peaceful setting with easy access to local amenities















A unique home with a self-contained three-bedroom annexe, ideal for multi-generational living or for holiday let use. The main house features a stylish kitchen with underfloor heating, a bright dining area, and a Juliet balcony. Set on a generous plot with a double carport and garage

Stepping into the porch, a side window provides natural light before leading into the hallway, which features a tiled floor, exposed beams, and a decorative window. A storage cupboard is conveniently located here.

To the left, the ground-floor study or additional bedroom offers a compact double space, making it versatile for various uses. Further along, the downstairs shower room includes a walk-in shower, WC, sink with a vanity unit, and a heated towel radiator.

The kitchen is fitted with a granite overlay and a mix of two-tone blue units and drawers. Integrated appliances include a dishwasher, and there is space for a range cooker beneath a feature extractor. The breakfast bar provides a casual dining area, while underfloor heating runs beneath the tiled floor. Adjacent is the utility room, equipped with a worktop and space for white goods.

The dining area is a bright and spacious room, benefiting from a triple-aspect design and doors that open onto the terrace. The living room continues the open and inviting feel, featuring a log burner with a beam above, as well as additional doors leading outside.

Heading upstairs, the staircase has black spindles and a Velux window above, allowing natural light to fill the stairwell. The landing provides loft access.

Bedroom 1, at the front of the property, is a double-sized room with UPVC doors, a radiator, and an alcove ideal for storage. Bedroom 2, positioned at the rear, is also a double room, featuring a UPVC window, radiator, and built-in storage cupboards.

The main bathroom is fully tiled and includes a bath with shower fittings above, WC, sink with a vanity unit, a heated towel rail, and a Velux window.

The main bedroom is a standout feature of the home, benefiting from a triple-aspect design, a Juliet balcony, UPVC windows, a radiator, and built-in storage cupboards.

Outside, the property is accessed via a newly laid shingle driveway, leading to a double carport and additional outdoor garage space. The exterior also includes areas of decking and grass, providing ample outdoor seating and recreational space.

Additionally, Lissett Lodge offers ancillary accommodation or for generating holiday let income, offering a proven revenue stream. Its spacious layout with three bedrooms, large open plan kitchen/diner, bathroom and en-suite, modern amenities, and outdoor spaces make it an attractive option for short-term. The property is serviced by a septic tank, a gas cylinder tank located at the front, and a private water supply from the farm.

Council Tax Band E















**Tenure Type:**  
**Council Tax Band: E**  
**Council Authority:**